

JOHNSTOWN VILLAGE SUBDIVISION

JOHNSTOWN, CO



62-88 Finished Townhome Lots
Sale Price: \$105,000/Door



UREALTY COMMERCIAL

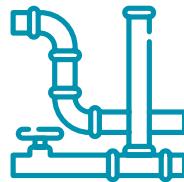
EXECUTIVE SUMMARY

The available townhome lots are located within Johnstown Village, an established residential community developed by LGI Homes with active townhome sales underway. The subdivision is fully planned and designed specifically for attached housing, offering builders the opportunity to deliver additional townhome product in a proven market.

Johnstown Village is ideally located just off I-25, offering immediate access to Loveland, Fort Collins, Greeley, and the Denver metro. The community is located down the street from the rapidly growing Ledge Rock Center, anchored by Woods Supermarket and Murdoch's Ranch & Home Supply, as well as Starbucks, Colorado's first Buc-ee's, and multiple dining and service retailers.

Please contact the listing brokers for more information.

PROPERTY HIGHLIGHTS



Finished lots with raw water dedication



Build-to-rent potential



Convenient access to I-25



Minutes from Ledge Rock Center



Surrounded by active residential and commercial development

PLAT MAP



NEIGHBORHOOD AMENITIES **SUMMARY**

Johnstown Village offers a blend of low-maintenance living, modern home features, and an exceptional small-town atmosphere—all while keeping residents close to major conveniences, shopping, dining, and entertainment.

COMMUNITY & LIFESTYLE AMENITIES

- **Peaceful, relaxed small-town living** with a friendly neighborhood feel.
- **Low-maintenance lifestyle**, ideal for buyers seeking simplicity and efficiency.
- **Trails** within the community for outdoor enjoyment and recreation.



NEARBY CONVENIENCES

- **Grocery shopping nearby**, making day-to-day living easy and convenient.
- **Only 5 minutes from the brand-new Buc-ee's**—a major regional attraction.



COMMUTER-FRIENDLY LOCATION

- Conveniently located **just off I-25** for fast, stress-free access to surrounding cities.
- Short drive to **Loveland, Fort Collins, and downtown Denver**, all reachable in under an hour.



SCHOOLS

- Located near **excellent schools**, offering strong education options for families.

Source: <https://www.lgihomes.com/colorado/denver/johnstown-village>

AREA OVERVIEW

NATIONAL LEADER IN JOB & POPULATION GROWTH

One of the fastest-growing metros in the U.S., Northern Colorado's population is forecasted to add nearly 73,000 residents over the next five years, at a growth rate that is nearly triple the national average. A projected job growth rate of 8.5% over the same time period outpaces all other Colorado metro areas and most other U.S. metros.

JOHNSTOWN - A GROWING HUB

Today, Johnstown stands as a burgeoning center of retail and commercial advancement. The town is strategically positioned in Northern Colorado, making it an attractive location for businesses and developers. New retail centers, commercial enterprises, and housing developments are springing up, fueling economic growth and providing ample opportunities for residents and newcomers alike.

Johnstown is one of the fastest growing and most sought-after towns in Northern Colorado, boasting an average household income of \$141,992 and average home sale price of \$590,300.

COMMITMENT TO COMMUNITY

Johnstown is a community-oriented town where the well-being of residents is a top priority. This commitment is evident in the town's efforts to maintain a high quality of life through well-planned infrastructure, recreational facilities, and community programs. The local government works tirelessly to ensure that the needs and concerns of its citizens are met, fostering an environment where everyone feels valued and heard.

Source: <https://johnstownco.gov/>

JOHNSTOWN DEMOGRAPHICS



20,519

POPULATION



37.2

MEDIAN AGE



7,447

HOUSEHOLDS



\$123,790

MEDIAN HOUSEHOLD INCOME



415

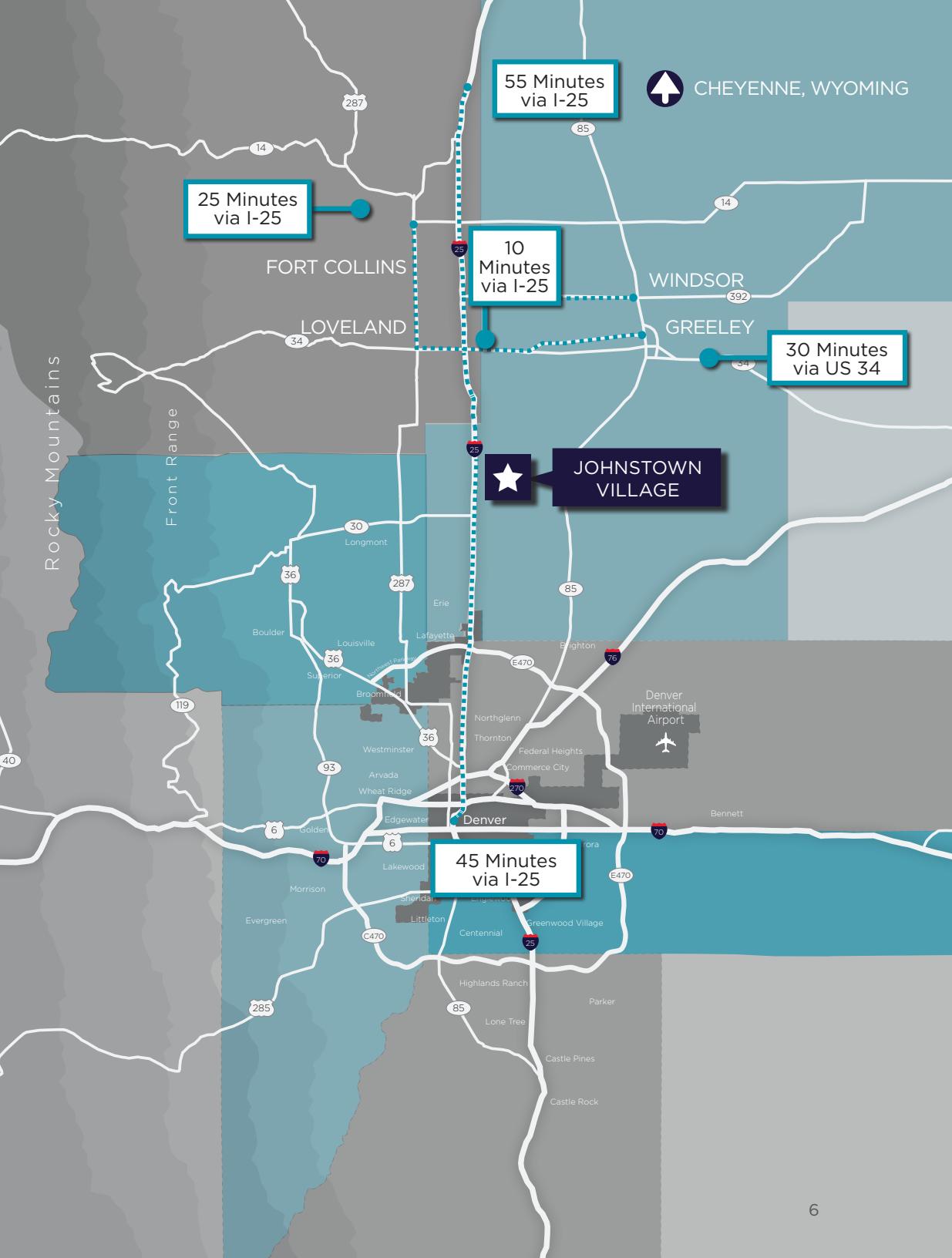
TOTAL BUSINESSES



12,139

FUTURE LOTS

Source: Esri, 2024



10

MINUTES
TO
I-25 &
HWY 34

45

MINUTES
TO
DENVER

25

MINUTES
TO
FORT
COLLINS

55

MINUTES
TO
CHEYENNE

20

MINUTES
TO
WINDSOR

30

MINUTES
TO
GREELEY

JOHNSTOWN DEMOGRAPHICS

| | |
|-------------------------|-----------|
| Population | 20,519 |
| Median Age | 37.2 |
| Households | 7,447 |
| Median Household Income | \$123,790 |
| Total Businesses | 415 |

Source: Esri, 2024

NORTHERN COLORADO DEMOGRAPHICS

| | |
|-------------------------|----------|
| Population | 746,250 |
| Households | 282,542 |
| Median Household Income | \$95,406 |

Source: Esri, 2024

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JOHNSTOWN, CO



FOR MORE INFORMATION, PLEASE CONTACT:

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